

# \$1,399,000 - 93 McKenzie Lake Point Se, Calgary

MLS® #A2211608

**\$1,399,000**

4 Bedroom, 3.00 Bathroom, 1,810 sqft

Residential on 0.19 Acres

McKenzie Lake, Calgary, Alberta

Open House Thursday, April 17, 6:00 pm - 8:00 pm. Stunning 4-bedroom bungalow on one of South Calgary's most desirable cul-de-sacs with direct lake access complete with your own private shared dock! This beautifully renovated 1800 square-foot bungalow includes many upgrades, including a new roof. It offers a fantastic opportunity to live just steps away from McKenzie Lake and is a short walking distance to both schools, the McKenzie Lake Beach Club and the McKenzie Lake Community Centre. Featuring an open-concept design, this spacious home boasts 9' foot ceilings and a modern kitchen, including beautiful custom cabinets and granite countertops, perfect for family gatherings. The main floor includes two generous bedrooms, with one offering the flexibility to be used as a home office. The fully developed basement adds even more value with two additional bedrooms, a three-piece bath, a media room and a large rec room ideal for family fun. Enjoy year-round comfort with air conditioning, a heated triple garage and a rear composite deck offering a partial view of the lake and mature trees for privacy. Situated on one of McKenzie Lake's premier cul-de-sacs, this home is perfect for families or couples seeking a peaceful lakeside lifestyle with plenty of space and modern amenities. Don't miss your chance to live in this incredible location!

Built in 1992



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211608    |
| Price          | \$1,399,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,810       |
| Acres          | 0.19        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 93 Mckenzie Lake Point Se |
| Subdivision | McKenzie Lake             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1L7                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan               |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Dock                                       |
| Lot Description   | Underground Sprinklers, Close to Clubhouse |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco                                     |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |
| HOA Fees       | 551              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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